

**From:** Marie Butler <mariejbutler@gmail.com>  
**Sent:** Sunday, October 23, 2022 8:23 PM  
**To:** Planning <planning@healdsburg.gov>  
**Subject:** Proposed changes to "Honor Mansion" - Grove Street

Dear Planning Council Members,

I am voicing my concerns regarding the changes to the former Honor Mansion, on Grove Street. I ask that the Commissioners review the current owners' requests more closely before making any decisions which impact that neighborhood, and Healdsburg as a whole. *I have questions.*

The proposed changes the owners of "The Ruse" have requested for the (former) 11-room bed and breakfast seem excessive for the neighborhood, and appear to include: outdoor lights, increased noise (pickleball +), increased traffic, increased water usage, and limited on-street parking, to name a few issues.

Will it bring in TOT funds like the Honor Mansion did, or really, will all the rooms be taken by members in a work-around? So ... a potential loss of TOT funds for the City residents?

Some people on Social Media platforms have compared it with Seghesio Winery and/or the Carson Warner Skatepark.

But, 1) Seghesio was "grandfathered in" and does not have daily "events" or noise levels that last until night (see The Ruse's proposed 8:00 pm ending times).

And would a private club really enforce that lime limit at their own members-only pool, putting green, or pickleball courts?.

2) The Skatepark MAY have one event a year, and is generally closed at dusk.

Both of these sites have their own off-street parking. They do not limit neighbors' parking.

Frankly, I believe residents are frustrated overall at seeing things stated or promised to be one way, and turn out differently. For my own examples, where is the promised satellite fire station that Saggio Hills/Montage was supposed to bring to the now-more-populated north end?

Potholes along Healdsburg Avenue north of Dry Creek were supposed to be repaired "after Montage finished their building" - or be piggybacked onto that construction (and why were they not repaired by the original Measure V funds?).

The "environmental" Enso Village complex and hotel is huge. Has anyone from the Commission taken a look at the view of it from Barbieri Park or steetside? Again, another reason for a satellite fire truck/station.

Thank you in advance for your consideration of these concerns.  
Marie Butler

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Marie Butler  
[mariejbutler@gmail.com](mailto:mariejbutler@gmail.com)  
707-540-2976 - cell